Badgers Cottage · Worley · Nailsworth

Murrays
Sales & Lettings

Badgers Cottage · Worley
Nailsworth
Stroud · GL6 0RD

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 4

GUIDE PRICE £1,150,000

- Period Cottage with Character Features
- Lovely Private Location
- Large Open-plan Kitchen
- 5 Bedrooms
- Walking Distance from Nailsworth
- Available Chain Free
- Magnificent Views
- 4 Receptions
- Large Garden
- Parking for Several Cars

A substantial 5 bed family home tucked away at the end of a no-through driveway, offering a host of character features, large garden and superb views, within walking distance of Nailsworth town centre

DESCRIPTION

Badgers Cottage offers the best of both worlds. Privacy and seclusion yet still within easy reach of Nailsworth town centre.

Tucked away at the end of a rural track, this gem of a home offers versatile space for a family with a large garden, parking and spacious rooms.

The property combines period charm with modern day updates including underfloor heating throughout the entire house powered by ground source heat pumps and solar water heating, combining comfort with environmental efficiency.

Opening to a large boot/laundry room, it's immediately apparent this is a home well-suited to easy country living. Offering ample room to store muddy boots and coats along with plentiful space to hide laundry away, the home is both practical and welcoming.

The heart of any home is always the kitchen and Badgers Cottage is no exception. A later addition to the property designed to meet the needs of modern-day living, the kitchen is filled with natural light. Bespoke wooden units with granite worktops provide ample discreet storage and preparation space.

A spacious dining/breakfast room leads open-plan from the kitchen with bespoke bronze windows and doors opening to a patio, making an ideal spot for a morning coffee or alfresco entertaining.

A play room/home office leads off the kitchen which could easily be incorporated into the main kitchen to create an area for additional relaxed living.

The sitting room is located in the older part of the house. A spacious room with thick warming walls, pretty window seats and two wood burning stoves at opposite ends makes for cosy winter nights with family and friends.

Stairs lead off the dining area to a good-sized home office and cloakroom.

Five bedrooms are located across the upper two floors with 3 first floor bedrooms and a family bathroom and a further two bedrooms, one with stylish en-suite and freestanding bath on the second floor. All of the bedrooms benefit from wonderful views over the Nailsworth Valley.

GARDEN & GROUNDS

A good-sized tiered garden is located to the rear of the property, affording magnificent views across the valley.

A level area is ideal for a trampoline or sun terrace and the boundary is enclosed with dry stone walling.

There is ample parking for several cars.

LOCATION

Worley lies within the parish of Nailsworth and is circa half a mile from the town centre.

Offering the best of both worlds, Worley has a lovely rural feel whilst still within easy reach of the town.

Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen as well as a regular artisan markets.

Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award-winning Saturday Farmers' Market.

The market towns of Minchinhampton and Tetbury are within easy reach, both offering a selection of independent coffee shops, pubs and local retailers.

The area is ideally located for ease of access to a host of countryside walks including nearby Minchinhampton and Rodborough Commons, offering 100s of acres of National Trust Commonland for walking, riding, cycling and playing golf.

One of the key draws to the area is the excellent choice of schools in both the state and private sector.

There are sought-after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is within easy reach. Westonbirt School in Tetbury and Wycliffe in Stroud, are also both easily accessible. There is also an excellent choice of schools in Cheltenham.

Transport links are good with both the M4 and M5 within easy reach and trains into London Paddington from Stroud Station (journey time to Paddington circa 90 minutes).

DIRECTIONS

From our Minchinhampton office head along West End, leading into Windmill Road towards Minchinhampton Common. At the junction, turn left and head down the steep hill into Nailsworth. Go straight over the mini roundabout onto Spring Hill and take the first left into Old Market. Follow the road past the shops and take the right hand turn in front of The Britannia Inn into Chestnut Hill. Follow the steep hill, branching to the left at the top of the hill. Keep right as the road curves, branching right at the 'round house.' Turn left before Worley Lodge and follow the track to the end where Badgers Cottage will be found.

MURRAYS
SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

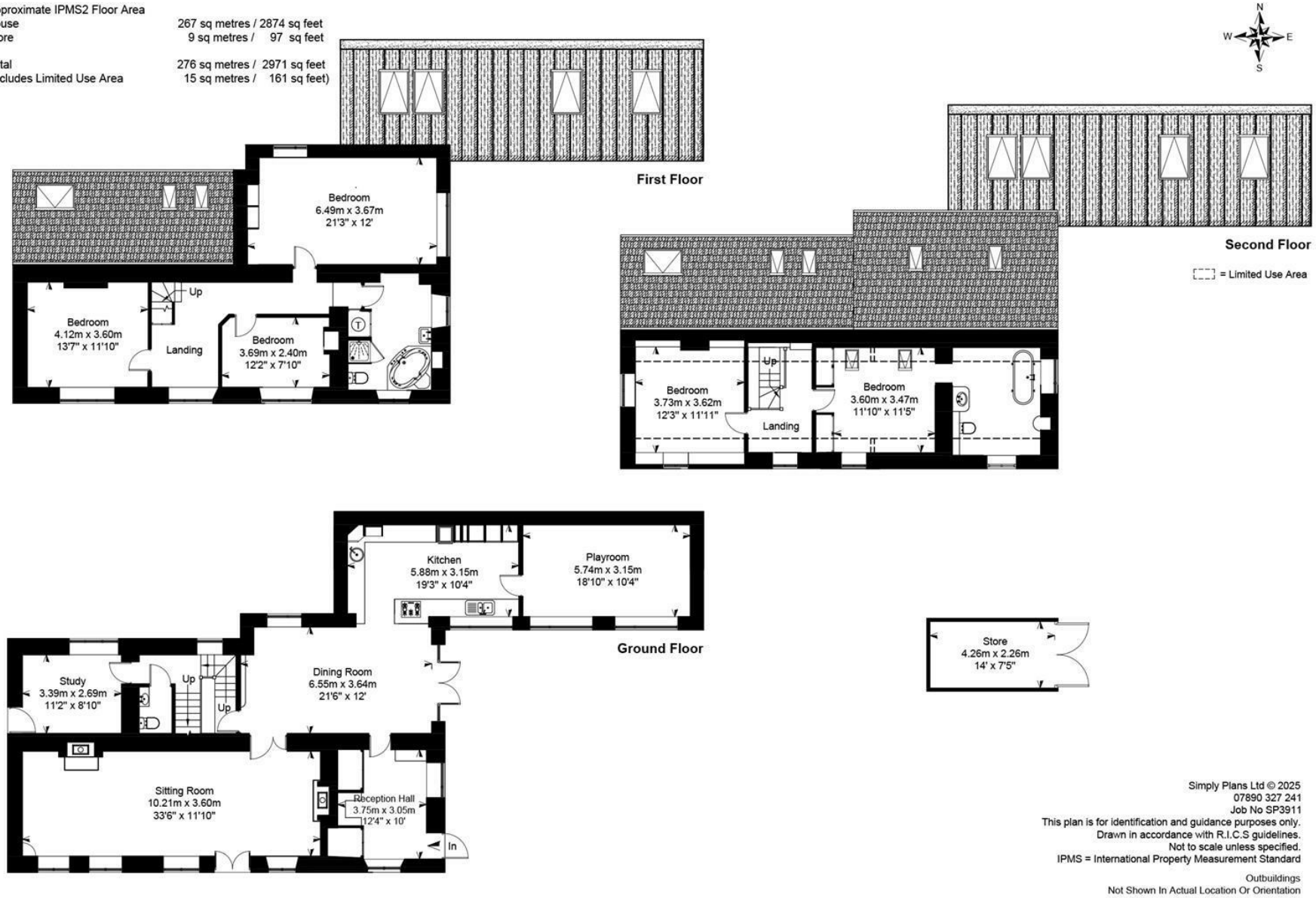
EPC
D

SERVICES
Mains electricity, water and drainage are connected to the property. Ground source heat pump heating, solar water heating. Stroud District Council Tax Band E, £3,019.40. Ofcom Checker: Broadband - Standard 1 Mbps, Superfast 9 Mbps. Mobile - Indoor EE, O2, Vodafone, Outdoor all likely.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Badgers Cottage, Worley, Nailsworth, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	267 sq metres / 2874 sq feet
Store	9 sq metres / 97 sq feet
Total	276 sq metres / 2971 sq feet
(Includes Limited Use Area	15 sq metres / 161 sq feet)



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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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